

**TOWN OF PAGOSA SPRINGS, COLORADO  
DESIGN REVIEW BOARD**

**RESOLUTION NO. 2012-12**

**A RESOLUTION SETTING FORTH FINDINGS OF FACT AND CONCLUSIONS  
AND APPROVING THE WAL-MART MAJOR DESIGN REVIEW  
DEVELOPMENT APPLICATION**

**RECITALS**

**WHEREAS**, on April 5, 2012, Wal-Mart (the "Applicant") submitted a Major Design Review Development Application (the "Application") for development of a 94,000 square-foot retail/grocery store (the "Project") proposed to be located in Phase 4 of the Aspen Village Commercial Development for Block 3, Lots 1, 2,3,4,5 and 6; and

**WHEREAS**, the Application was submitted in conjunction with Wal-Mart's application for Vacation of Public Right-of-Way for Aspen Park Circle, and an application for Lot Consolidation and Boundary Line Adjustment; and

**WHEREAS**, pursuant to Section 2.4.6.D.1 of the Land Use Development Code ("LUDC"), the Design Review Board considered the Application at a public hearing held on May 22, 2012, at which lengthy testimony was provided by Town staff, the Applicant and members of the public, and at the continued public hearing on July 10, 2012, and at the continued public hearing on August 21, 2012; and

**WHEREAS**, a review dated May 16, 2012, of the Application was prepared by Bohannon Huston, Inc., contract plan reviewer for the Town, and the Town Staff (the "Bohannon Report"), which noted the following requirements of the LUDC that need to be addressed by the Applicant:

1. Section 2.3.1.E requires the Applicant to provide a record of the Pre-Application Conference;
2. Section 2.3.2.E requires the Applicant to provide a written summary of the neighborhood meeting;
3. Section 2.3.3.D requires written notarized documentation if the Applicant is not the landowner;
4. Section 4.3.4.C.2.b limits the area allowed for outdoor display or sales to  $\frac{1}{4}$  of the length of the store front;

5. Table 5.1.2 requires that “at least 50 percent of the primary street must be occupied by a building wall;”
6. Table 5.1.2 limits the height of the building to 35 feet;
7. Section 6.6.3.B.3.v establishes site distance requirements for road intersections;
8. Section 6.6.4.C.11 limits the width of commercial driveways to 30 feet;
9. Article 6.6.4.C.16 prohibits stormwater runoff from draining onto a Town road from a private driveway;
10. Sections 6.6.5.B.1, 6.6.5.B.9, 6.7.3.A.5 and 6.7.7.C.1 set forth requirements for gathering/sitting areas, benches, landscaping, and other street furniture;
11. Section 6.7.3.A.2 requires the Applicant to consider local climate conditions when orienting buildings;
12. Section 6.7.3.A.4 provides architectural suggestions for buildings located on street corners;
13. Section 6.7.3.B.1.c requires façade modulation for large buildings;
14. Section 6.7.3.B.1.d prohibits large, unbroken expanses, and long continuous rooflines;
15. Section 6.7.5.C.3 prohibits the rear of buildings from being located within view of neighboring residences;
16. Off-street parking requirements for buildings that will have outdoor sales and displays are set forth in Table 6.9-2;
17. Section 6.9.4 establishes parking lot design and landscaping requirements;
18. Section 6.10.3 requires the landscaping to be watered and maintained by the property owner or leaseholder;
19. Section 6.11.4.C prohibits exterior lighting from adding any foot-candle illumination to any location off-site;
20. Section 6.12.4.A.1 restricts the size of signs;

21. Section 6.6.3.B.2 and Table 6.6-2 require curbs and gutters to be constructed on both minor and major collector streets;
22. Section 6.6.5.B.2 requires sidewalks along both sides of streets and Section 6.6.4.B.3 sets the width requirements for sidewalks;
23. Section 6.6.3.B.3.1 requires that “roads entering a roadway from opposite sides of the road shall either be directly across from each other or offset by at least 125 feet from centerline to centerline or sight distance requirements, whichever is greater;”
24. Section 6.6.3.1.A requires excavation and grading to comply with the Building Code;
25. Pursuant to Section 6.3.1.B, the Applicant must submit an erosion control plan and obtain a stormwater discharge permit from the State;
26. Section 6.3.2 addresses site drainage requirements;
27. Requirements for the sanitary sewer system are set forth in Section 6.3.4;
28. Requirements for potable water are set forth in Section 6.3.5;
29. Section 6.3.6 requires that fire hydrants must be installed in compliance with the Fire Code;
30. The Applicant must provide plats for the Lot Consolidation Boundary Line Adjustment and Vacation of Public Right-of-Way;
31. Wetland permitting and mitigation with the Army Corps of Engineers are required due to the nature of the land; and

WHEREAS, during the public hearing, public comments expressed concerns, including whether the Application met the screening and buffering requirements of Section 6.10.4 of the LUDC; and

WHEREAS, at the May 22, 2012 hearing the Design Review Board made numerous comments on landscaping of the Project.

NOW THEREFORE, BE IT RESOLVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:

The Design Review Board hereby sets forth its findings of fact and conclusions based thereon with respect to the Major Design Review Development Application submitted by Wal-Mart for the Project, based on the evidence contained in the official record associated with the Application, the official records of the Town of Pagosa Springs, Colorado, and the evidence produced at the public hearing held on the 22<sup>nd</sup> day of May, 2012 and continued to the 10<sup>th</sup> of July, 2012 and continued to the 21st of August, 2012:

### **FINDINGS OF FACT**

1. On the 22<sup>nd</sup> day of May, 2012, the Design Review Board held a public hearing pursuant to Section 2.4.6.D, Figure 2.4-12, and Section 2.3.7 of the LUDC, to review the Application.

2. Notice of the Application and the May 22, 2012 public hearing, as required by Section 2.3.6 of the LUDC, was provided as follows:

(a) Public Notice was published in the Sun Newspaper, a newspaper of general circulation in the Town, on May 3, 2012, which was at least 15 days prior to the scheduled hearing.

(b) Written notice of the hearing was mailed to the record owners of land immediately adjacent to the property, property owners within 300 feet of the subject property, and any other person who made a written request for such notice, on April 26, 2012, which was no less than 15 days prior to the public hearing.

(c) Public Notice was physically posted on May 7, 2012 at the southeast corner of Alpha Drive and Aspen Village Drive and the southwest corner of Aspen Village Drive and Aspen Park Circle, and remained on the property for a period of at least 15 days prior to the public hearing, which posting was witnessed by Planning Commissioner Cameron Parker.

(d) On April 4, 2012, the Applicant provided written notice to all mineral estate owners of the public hearings before the Planning Commission and Design Review Board to be held on May 8, 2012. Although no public hearing on the Application was scheduled for the May 8th meeting, no mineral estate owners or lessees appeared at the May 8, 2012 meeting, where an agenda item was included to announce receipt of the Application. Town Staff published a corrected Public Notice in the Sun Newspaper on May 10, 2012, clarifying the public hearing date as May 22, 2012;

(e) Public notice was posted at Town Hall on April 30, 2012.

3. Notice of the public hearing continued to July 10, 2012 was provided as follows:

(a) Public Notice was published in the Sun Newspaper, a newspaper of general circulation in the Town, on June 14 and 21, 2012, which was at least 15 days prior to the scheduled hearing.

(b) On June 6, 2012, Public Notice was physically posted at the northeast corner of Alpha Drive and Highway 160, the northwest corner of Aspen Village Drive and Aspen Park Circle, and at the southeast corner of Alpha Drive and Aspen Village Drive, and such notice remained on the property for a period of at least 15 days prior to the public hearing. The posting was witnessed by Pagosa Springs Police Officer Tony Kopp.

(c) Written notice was mailed to the record owners of land immediately adjacent to the property, property owners within 300 feet of the subject property, and any other person who made a written request for such notice, on June 1, 2012, which was no less than 15 days prior to the public hearing.

(d) On June 1, 2012, the Applicant notified mineral estate owners and lessees of the Town Council's consideration of an ordinance vacating Aspen Park Circle. The notice incorrectly identified July 2, 2012 as the date of the first reading. The Applicant corrected such notice by sending a corrected notice via Federal Express to the sole mineral owner who is not under contract to sell real property to the Applicant.

(e) Public notice was posted at Town Hall on June 1, 2012.

4. Notice of the public hearing continued to August 21, 2012 was provided as follows:

(a) Public Notice was published in the Sun Newspaper, a newspaper of general circulation in the Town, on July 26 and August 02, 2012, which was at least 15 days prior to the scheduled hearing.

(b) On July 24, 2012, Public Notice was physically posted at the northeast corner of Alpha Drive and Highway 160, the northwest corner of Aspen Village Drive and Aspen Park Circle, and at the southeast corner of Alpha Drive and Aspen Village Drive, and such notice remained on the property for a period of at least 15 days prior to the public hearing. The posting was witnessed by Pagosa Springs Police Officer Tony Kopp.

(c) Written notice was mailed to the record owners of land immediately adjacent to the property, property owners within 300 feet of the subject property, and any other person who made a written request for such notice, on July 26, 2012, which was no less than 15 days prior to the public hearing.

(d) On July 20, 2012, the Applicant notified mineral estate owners and lessees of the Design Review Board's consideration of the applicants "Major Design Review " Application

(e) Public notice was posted at Town Hall on July 20, 2012.

5. Pursuant to Section 2.3.7.G of the Land Use Development Code, "minor defects in any notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements...[and] failure of a party to receive written notice shall not invalidate subsequent action." The Design Review Board finds and determines that the written notices of the Application provided constructive notice of the Application and the public hearings, that the Town staff and Applicant took affirmative steps to provide corrected notice to mineral estate owners or lessees, that none of the mineral estate owners or lessees were injured by any defects in the notices, and that all notices substantially complied with the requirements of the LUDC.

6. The Design Review Board hereby finds and determines that the issues raised in the Bohannon Report have been addressed to the satisfaction of the Design Review Board, as follows:

(a) Pursuant to Section 2.3.1.E of the LUDC, Pre-Application Conferences were held on November 3, 2011, and January 5, 2012, and the Applicant has provided a record of the Pre-Application Conferences.

(b) A community open house was conducted on March 8, 2012, following notice in the March 1<sup>st</sup> and 8<sup>th</sup> issues of the Pagosa Sun Newspaper. Additionally, a Town Council public input work session was conducted on February 16, 2012 following notice in the February 9, 2012 issue of the Pagosa Sun Newspaper. Additional public notification was provided of both the March 8, 2012 Open House and February 16, 2012 Input Work Session via: public service announcements on KWUF radio, Posted at Town Hall and bulk emailed to those that have signed up for electronic notifications. The Applicant has provided written summaries of such meetings. The notice and format of these meetings were sufficient to satisfy the intent and requirements of Section 2.3.2.E, of the LUDC calling for a neighborhood meeting.

(c) As required by Section 2.3.3.D of the LUDC, a written notarized document authorizing and designating Michael A. Allan as the individual authorized to file the Application has been submitted.

(d) In compliance with Section 4.3.4.C.2.b of the LUDC, the Applicant has reduced the total area allowed for outdoor displays or sales to ¼ of the length of the store front.

(e) The Bohannon report noted that Table 5.1.2 of the LUDC requires "at least 50 percent of the primary street [to] be occupied by a building wall." However, this requirement applies only to commercial structures that have frontage on Highways 160 or 84. The Project does not include a building with frontage on either Highways 160 or 84 and thus this requirement does not apply.

(f) The Applicant has reduced the building height to 31 feet to comply with Table 5.1.2 of the LUDC. In addition, the height of any rooftop equipment will be restricted so that the combined height of the building and rooftop equipment does not exceed 35 feet.

(g) The Applicant has reduced the height of the landscaping material along relevant portions of Alpha Drive to under two feet in height in order to meet the site distance requirements of Section 6.3.B.3.l(v) of the LUDC.

(h) Section 6.6.4.C.11 limits the width of commercial driveways to 30 feet, "except as increased by permissible radii" and Section 6.6.4.C.9 requires "entrances and exits [to] be located and constructed so that vehicles approaching or using them will have adequate visibility in both directions along the roadway to maneuver safely and without interfering with roadway." Reduction of the driveways that access the rear service area of the building from Aspen Village Parkway to 30 feet in width would result in inadequate visibility and an unsafe intersection. As such, the 30 foot limit of Section 6.6.4.C.11 is not applicable and the Applicant is allowed to increase the driveway width beyond 30 feet as necessary for safe maneuverability and adequate visibility.

(i) The Project will include an underground water storage structure to accommodate stormwater storage for 100 year storm events as well as a water quality device that will filter developed flows from the site prior to entering the underground storage structure. These structures meet the site drainage plan technical standards set forth in Section 6.3.2 of the LUDC and the requirement of Section 6.6.4.C.16 of the LUDC to accommodate on-site collection of stormwater runoff.

(j) Pursuant to Sections 6.6.5.B.1, 6.6.5.B.9, 6.7.3.A.5 and 6.7.7.C.1, "the pedestrian circulation system shall include gathering/sitting areas, and provide benches, landscaping, and other street furniture where appropriate." Applicant has amended the Application to add a north-south pedestrian walkway to the center of the parking aisle, which will provide safe access to parking spaces, as well as a pedestrian walkway from the entrance of the store heading east towards Village Drive. The front entrance of the store will be marked with yellow painted bollards to separate the vehicle drive lane from the pedestrian area. In addition, gathering and sitting areas have been provided along the front of the store and to the east of the front parking lot. Two bike racks for a total of 18 bikes are included in the design plan.

(k) Section 6.7.3.A.2 requires developers to consider local climate conditions when orienting buildings, but does not impose specific design requirements. The Applicant researched heated design systems and determined the options to be economically unfeasible. Instead, Applicant has supplied a Store Manual Procedure/Policy for snow and ice removal that includes frequency of clearing snow and ice and implementation of snow removal procedures using a combination of snow shoveling and small ATV-type snowblades and snowplows contracted through a local snow removal provided. The Applicant will also be required to install snow anchors to protect pedestrians from snow shedding onto pedestrian areas at the entrance from roofs above.

(l) The Applicant has designed additional architectural features and façade modulation on the west, south, and east sides of the façade in order to meet the suggested architectural designs listed in Sections 6.7.3.A.4, 6.7.3.B.1.c and d, and 6.7.3.B.1 of the LUDC. Those features include the addition of a number of shade trellis features around the building, the addition of a cornice, color variations that provide façade differentiation, and the addition of stucco on all four sides of the building to add textures and reduce the amount of exposed blocks on the building. Diagonal cables have also been removed from the entrance and replaced with heavy timber cords.

(m) The Bohannon Report noted that Section 6.7.5.C.3 prohibits the rear of a building from being located within view of neighboring residences. However, this standard applies only to properties located within an MU-TC zone district, and does not apply to the Project, which is zoned MU-C.

(n) The Applicant has provided a sufficient number of parking spots to meet the parking requirements for outdoor sales areas set forth in Table 6.9-2 of the LUDC.

(o) The Applicant has included nine landscape islands with trees within the parking lot, and a pedestrian walkway in the center parking aisle. The total number of trees within the parking lot is 78, and the total number of parking spaces is 380, which meets the requirement of 1 tree per 5 parking spaces. The Applicant has met the requirements of Section 6.9.4 of the LUDC.

(p) The Applicant has provided a statement on the landscape plan sheet confirming the obligations of the owner to maintain landscaping elements, as required by Section 6.10.3 of the LUDC.

(q) The Applicant submitted a modified lighting plan that prevents any foot-candle illumination at any point off site, which meets the requirements of Section 6.11.4.C of the LUDC.



(r) The Applicant will seek variances for signs, if any, that exceed the 100 square foot limit set forth in Section 6.12.4.A of the LUDC. Any such applications for sign variances will be considered on their merits if and when submitted, and may be denied.

(s) Building Code Official review and approval of site excavation and grading will be required prior to the issuance of building permits for the Project.

(t) Fire hydrant installation review and approval by the Pagosa Fire Protection District will be required prior to the issuance of building permits for the Project.

(u) The Town engineer, Town Streets supervisor and a third party engineer have determined that the west side of Alpha Drive can be designed without curb, gutter, or sidewalk improvements at this time. The west side of Alpha Drive will be designed with an engineered water collection drainage swale at this time, and curb, gutter and sidewalk installation will be constructed at the time of development along the west side of Alpha Drive. The Applicant will construct Alpha Drive to include a shared center turn lane, in order to better accommodate pass-by traffic heading south of the Project. The Applicant will submit engineered plans to the Town with building permit application and complete road construction prior to Building Certificate of Occupancy. Prior to the issuance of a building permit for the Project, the Applicant will provide a performance bond for 100% of the estimated construction costs, and will provide a 3-year warranty for the road improvement in the amount of 25% of the cost of the full road improvements. Also prior to the issuance of a building permit for the Project, the Applicant will enter into a Developer's Improvement Agreement with the Town for the construction of Alpha Drive improvement. The Design Review Board finds that the Applicant has met the road design and construction requirement of Section 6.6 of the LUDC.

(v) To meet the requirements of Section 6.6.3.B.3.1, the Applicant has removed one entrance along Aspen Village Drive. The remaining truck egress and access location south of Tanglewood Lane has been shifted and is a minimum of 125 feet from Tanglewood Lane.

(w) The Applicant will be required to show compliance with the water and wastewater requirements of Sections 6.3.4 and 6.3.5 of the LUDC prior to issuance of building permits for the Project. Applicant has received and provided to the Design Review Board a letter from the Pagosa Area Water and Sanitation District that it is able to provide water service to the Project.

(x) Applicant has applied for, and is required to obtain prior to issuance of a building permit for the Project, a permit from the Army Corps of Engineers. As part of the permit application, the SME Environmental has completed a Migratory Bird and Raptor Survey, which recommends that the proposed Project area be inspected by a

qualified wildlife biologist three days prior to vegetation removal during the general migratory bird nesting season, and Applicant will be required to provide proof compliance with of such inspection requirement.

(y) Applicant has applied for an access permit from the Colorado Department of Transportation (“CDOT”), and is currently revising the traffic study based on CDOT’s comments. Applicant will be required to obtain an access permit from CDOT prior to issuance of a building permit for the Project.

7. The Applicant has amended the Application to add additional screening and buffering of the loading areas and rooftop equipment that meets the requirements of Sections 6.10.4.C.2 and 6.10.4.D of the LUDC. Specifically, Applicant has moved the eastern truck entrance further to the northeast and has reduced the opening width from 75 feet to 50 feet, reduced the opening width of the west truck entrance from 50 feet to 40 feet, increased landscaping, and reduced the unscreened view corridor of the rear of the building from surrounding properties and existing uses. Applicant has designed the building with parapet walls and will provide screening of rooftop equipment and will need to demonstrate vantage point views from around the outside of the Project area to demonstrate compliance with LUDC sec 6.10.4 regarding rooftop equipment screening.

8. The Design Review Board made numerous comments and suggestions on landscaping of the Project that have been addressed by the Applicant on the design plans and as noted in the July 10, 2012 Staff Report. The Design Review Board finds that the landscape modifications are acceptable.

9. As set forth herein and additionally supported by the record in this matter, the Design Review Board hereby finds and determines that the Application meets the criteria set forth in Section 2.4.6.D.1.b of the LUDC to approve a Major Design Review, as follows:

(a) The development plan is consistent with the intent of the Comprehensive Plan and all other adopted Town plans.

(b) As set forth above and further determined by the Design Review Board, the development plan complies with all applicable development and design standards set forth in the LUDC, including but not limited to the provisions in Article 3, *Zoning Districts*, Article 4, *Use Regulations*, Article 5, *Dimensional Requirements*, and Article 6, *Development and Design Standards*.

(c) The development plan will not substantially alter the basic character of the surrounding area or jeopardize the development or redevelopment potential of the area. The area upon which the Project will be constructed is zoned Mixed Use – Commercial, which allows the proposed retail/grocery store as a use by right; the Project proposes a retail/grocery store. The density of retail/grocery store uses is consistent with

the zoning and the existing subdivision plat. The Project development plans provide attractive and effective landscaping and aesthetic design features consistent with the architecture of the surrounding area which screen and blend the proposed building with the surrounding uses.

(d) The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable. The Project development plans maintain separation from existing residential uses while providing retail and grocery store uses within walking proximity, and provide significant pedestrian and vehicular connectivity with the other properties within the subdivision and the Town.

10. The listing of specific sections of the LUDC herein is not exclusive of other requirements of the LUDC and Municipal Code and the Design Review Board finds that the Application has met all applicable requirements of the LUDC and Municipal Code.

## **CONCLUSIONS**

1. The Design Review Board has thoroughly reviewed the Application, the documents contained in the record in this matter, the evidence and testimony provided at the public hearings held on May 22, 2012, July 10, 2012 and August 21, 2012 and concludes that the Application meets the requirements of the Land Use and Development Code, and hereby approves the Application with the following conditions:

(a) Design plans submitted at the time of building permit application shall be consistent with the design plans dated August 13, 2012, and as contemplated under option B of section 8 of the Planning Commission staff report of August 21, 2012 as shown on Exhibit A to this resolution and required amendments to the design plans and additionally must evidence the following:

(i) A combined height of the building and rooftop equipment that does not exceed 35 feet;

(ii) Rooftop equipment visibility details and evidence that rooftop equipment has been adequately screened;

(iii) All measures taken to accommodate adequate separation of vehicle parking and pedestrian walkways in the center parking aisle;

(iv) Pedestrian sitting areas in the front of the store;

(v) All measures taken to accommodate adequate separation of pedestrian area from vehicle drive lanes at the front entrance to the store;

(vi) Snow roof anchors to prevent snow from shedding from the roof onto pedestrian walkways;

(vii) Color samples that have been approved by Town Staff to ensure consistency with proposed building elevation renderings;

(viii) A 6 foot tall screening wall to be included in the design plans along the south portion of the building, between the palette storage enclosure and the west side of the truck exit adjacent to the garden center.

(b) Prior to issuance of any building permit for the Project, Applicant shall comply with the following:

(i) Submit engineering plans for Alpha Drive improvements with an engineers' estimate of construction costs, enter into a Developer's Improvement Agreement with the Town, and submit financial security collateral for 100% of the engineers' estimated costs of the Alpha Drive improvements; and

(ii) Submit and receive approval from Town staff for final site drainage plans that comply with Section 6.3.2 of the LUDC; and

(iii) Submit proof of a permit and approval from the Army Corps of Engineers for wetland permitting and mitigation; and

(iv) Submit proof of a permit from the Colorado Department of Transportation and approval from CDOT of the traffic plan; and

(v) Provide evidence of compliance with the requirement of the SME Environmental Migratory Bird and Raptor Survey to engage a qualified wildlife biologist to inspect the Project site three days prior to vegetation removal as recommended in the SME Environmental Migratory Bird and Raptor Survey; and

(vi) Provide and have approved a plat that shows the Lot Consolidation, Boundary Line Adjustment, and Vacation of Public Right-of-Way; and

(vii) Obtain approval from the Building Code Official for the excavation and grading plans for the Project site; and

(viii) Obtain a stormwater discharge permit from the State; and

(ix) Obtain approval from the Pagosa Fire Protection District for the Applicant's plan for fire hydrant installation.

(c) Prior to the issuance of a certificate of occupancy for the Project, Applicant shall comply with the following:

(i) Complete the Alpha Drive public road improvement in compliance with the plans approved by the Town and provide warranty security in the amount of 25% of the construction cost, for a warranty period of three years; and

(ii) Provide verification and documentation in its store operating manual that fertilizer, Pesticides, Insecticides and Herbicide products are prohibited from being stored in an unprotected and uncovered outside garden center area, so as to prevent contamination from entering the wetlands and downstream Pinion Lake; and

(iii) All road improvements required by the CDOT-approved traffic plan shall be constructed and approved by CDOT and the Town; and

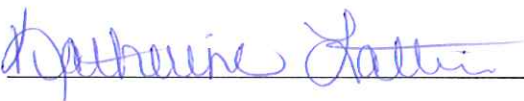
(iv) Show compliance with the water and wastewater requirements of Sections 6.3.4 and 6.3.5 of the LUDC to the satisfaction of the Pagosa Area Water and Sanitation District, and

(d) Applicant shall submit an application for a sign variance for any proposed exceptions to Town's Code related to signs prior to constructing or erecting any such signs. Any such applications for sign variances will be considered on their merits if and when submitted, and may be denied; and

(e) Applicant shall submit payment of all outstanding reimbursable expenses to the Town as agreed to, in the executed and signed "Agreement for Payment of Land Use Application Fees" associated with the Major Design Review Application.

ADOPTED BY THE DESIGN REVIEW BOARD OF THE TOWN OF PAGOSA SPRINGS, BY A VOTE OF 3 IN FAVOR, 1 AGAINST, ON THE 21st DAY OF AUGUST, 2012.

TOWN OF PAGOSA SPRINGS DESIGN  
REVIEW BOARD

By: 

Attest:

  
\_\_\_\_\_  
April Hessman, Town Clerk





EXHIBIT A

# Option B

